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OMF Labor Management Committee Meeting Recap

October 17, 2019

Members Present: Jamaal Anthony, BHR
Eddie Barton, Operating Engineers/Local 701
Roger Kopy, AFSCME/DCTU
Thomas Lannom, Revenue Division Director
Tim McCormack (Alt), Facilities
Tom Rinehart, CAO/Co-Chair
Michael Roy, CityFleet Manager
Manish Thakore, PROTEC17
Rachel Whiteside, PROTEC17
Franklin Wilson, CityFleet Mechanic/IAM 1005

Members Absent: Don Bryans (Alt), P&D
Paul Cone, BTS/ PROTEC17/Co-Chair
Shae Davies (Alt), CityFleet Superintendent
Michelle Kirby (Alt), BRFS Interim Director
Ray Lister, IBEW Local 48
Carmen Merlo, DCAO
Matthew Spitulski, P&D Manager
Tyler Wallace (Alt), Revenue
Kristin Wells, Facilities Operations Manager

Other Staff Present: Julian Massenburg, OMF.

Decisions:

- The meeting was chaired by Roger Kopy and Tom Rinehart.

Discussion:

Updates from OMF LMCs:

- CityFleet (Michael Roy)
CityFleet is hiring two service intake positions and interviews are scheduled for next week (*week of 10/21*). The vehicle service intake process is being moved from the Graham Garage to the Kirby Garage. This move will make the service intake process more efficient for customers and fleet mechanics. CityFleet is converting a current contracted position to an OSSII. This position staffs the Kirby front desk and there have been challenges working with the position vendor due to position scheduling and oversight. Therefore, this position will be brought in as a City employee to lessen the



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issues presented through contracting the position. As part of PBOT's Vision Zero initiative, CityFleet is working with a vendor to install barriers on its larger fleet vehicles to minimize the possibility of someone being hit, as larger vehicles and equipment have a larger blind spot than smaller vehicles. Moving forward, a Vision Zero standard will be rolled out as CityFleet acquires new vehicles.

- Facilities (Tim McCormack, Eddie Barton)

A new Facilities Maintenance Technician (FMT) is starting on Tuesday, Oct. 22. Facilities is struggling to find candidates who have a Limited Maintenance Electrician (LME) license. One FMT vacancy remains. Facilities has noticed the LME qualification is in demand throughout the facilities/maintenance sector. Facilities would like to talk to BHR to see if outreach can be enhanced.

There are safety concerns with roof access at the Kirby Garage. Employees should use a safety harnesses when work is performed on the Kirby rooftop.

Facilities came to an agreement with how the Portland Building work will be performed. Majority of the work will be performed by Facilities Services, while the balance of work will be performed by contactors on an as-needed basis. The anticipated contract workload is a result of Facilities' staff shortage.

There was a brief discussion on the State of Oregon's LME requirements. A person applying to be a licensed LME must obtain 4,000 hours of electric work, over multiple disciplines. It's not possible for Facilities' apprentice workers to obtain the amount of electric work through the program. LME requirements differ for individuals who are applying for an LME with electrician hours obtained in another state.

- BTS (Rachel Whiteside)

BTS is continuing to implement Speed of Trust initiatives. The BTS LMC would like to see improved communications, increased trust, and increased loyalty between labor and management. A new Speed of Trust class is being offered which will focus on starting with self and deploying trust among colleagues. BTS is creating an online training repository for employees to share resources across workgroups. BTS employees would like to see more transparency on the hiring process.

BTS is preparing for the move back into the Portland Building. A member of P&D-labor has been added to BTS's LMC.

- Revenue (Roger Kopyy)

The Integrated Tax System (ITS) project is continuing. Revenue's Short-Term Rental Registry went live in September. Revenue is working to ensure homeowners are compliant through pass-through registration (*compliance monitor for AirBNB*) and BDS's list of short-term permit holders (*compliance monitor for other short-term rental companies*). A new trainer was recently hired in Revenue.

There was a tangent conversation about short-term rental companies and how the goal of each company is to increase the number of hosts, without regard for compliance with jurisdictional procedures. Additionally, it was noted that some short-term rental hosts are posting through non-traditional outlets such as Craigslist/word of mouth to rent rooms to short-term renters.

Additional information/Feedback (Tom Rinehart)

CAO Tom Rinehart shared information regarding a communication that is being produced by the CAO's Office which will highlight forthcoming changes in the City through modernizing systems and creating financial efficiencies. Public Safety will be used as a catalyst for the presentation.

The Mayor's FY 2020-21 Budget Guidance calls for the City to move towards an integrated public safety system. A combined \$7 million in General Fund dollars will be reduced from public safety bureau's appropriation over the next three years.

The presentation will be brought to the LMC for feedback and guidance.